

COMMERCIAL

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	BUILDING AND LAND IMP	LAND RESIDUAL	% OF LAND	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT
GIBRALTAR	36 010 99 0004 000	28599 N GIBRALTAR	07/01/21	\$1,216,000	\$1,216,000	\$570,100	46.88%	857,014	358,986	30%	13.12	571,507	\$0.63
BROWNSTOWN	70 162 99 0045 000	33340 W JEFFERSON A	07/01/21	\$155,000	\$155,000	\$74,100	47.81%	119,986	35,014	23%	0.64	27,878	\$1.26
BROWNSTOWN	70 153 01 0023 000	31966 W JEFFERSON A	06/29/21	\$230,000	\$230,000	\$95,200	41.39%	108,307	121,693	53%	0.35	15,420	\$7.89
BROWNSTOWN	70 084 99 0039 002	25262 TELEGRAPH RD	09/25/20	\$350,000	\$350,000	\$130,100	37.17%	138,612	211,388	60%	3.10	135,036	\$1.57
ROCKWOOD	52 006 08 0028 001	22040 HURON RIVER	08/07/20	\$430,000	\$430,000	\$145,600	33.86%	317,784	112,216	26%	0.33	14,331	\$7.83
ROCKWOOD	52 014 01 0006 000	22181 HURON RIVER	10/08/21	\$500,000	\$500,000	\$81,100	16.22%	321,384	178,616	36%	0.48	20,822	\$8.58
GIBRALTAR	36 011 04 0006 000	13927 GIBRALTAR	06/04/21	\$838,162	\$838,162	\$256,300	30.58%	419,240	418,922	50%	1.49	64,817	\$6.46
					\$3,719,162	1,352,500	36.37%		1,436,835	39%		849,812	\$1.69

2023 VALUATION INFO - Improved Builidngs Only -

LAND 8,193,268

Total SEV 33,239,472

Average Land Contribution 25%

\$1.69

Average residual land value per square foot

INDUSTRIAL

CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	BUILDING AND LAND IMP	LAND RESIDUAL	% OF LAND	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT
GIBRALTAR	36 001 99 0003 703	27007 FORT	12/18/20	\$1,049,570	\$466,000	44.40%	731,115	318,455	30%	8.06	350,963	\$0.91
WYANDOTTE	57 022 10 0020 000	4661 13TH	08/24/21	\$550,000	\$283,300	51.51%	513,131	36,869	7%	0.89	38,551	\$0.96
WYANDOTTE	57 023 17 0001 300	4644 BIDDLE	11/06/20	\$260,000	\$0	0.00%	216,376	43,624	17%	0.56	24,394	\$1.79
RIVERVIEW	51 013 01 0003 000	11901 LONGSDORF	02/05/21	\$190,000	\$84,500	44.47%	159,458	30,542	16%	0.69	30,013	\$1.02
				\$2,049,570				429,490	21%		443,920	\$0.97

2023 VALUATION INFO - Improved Buildngs Only -

LAND	3,821,685
Total SEV	18,376,608
Average Land Contribution	21%

\$0.97
Average residual land value per square foot